



DEPARTMENT OF  
**COMMUNITY SERVICES  
AND REVITALIZATION**

LANDBANK MEETING MINUTES

May 28, 2014

**Call to Order:**

Chairman William Schreck called the May 28, 2014 meeting to order @ 3:02 p.m.

**Present:**

- **Board Members:**

Chairman William Schreck, Vice-Chairman Ishmon Burks, and JCPS appointee Franklin Jones were present establishing a quorum.

- **Staff:**

Jeana Dunlap  
Paul Mastrolia  
Dena First  
Joshua Watkins

**Jefferson County Attorney's Office:**

Jo Ann Burke, Assistant County Attorney

- **Guests:**

Elmer Allen, West Louisville Women's Coalition  
Casey Smallwood, NAI Fortis Group  
Greg Scheer, Epic Insurance Solutions  
Tangy Hunter- Hughes, House of Hope Kentucky, Inc.

The May 28<sup>th</sup> meeting began with Bill Schreck noting that the board members have received a copy of the April 24, 2014 minutes and asked if there were any revisions. Hearing no comments or revisions, Bill Schreck requested a motion to approve the April 24, 2014 meeting minutes. The minutes were unanimously approved as submitted.

Bill Schreck then asked Paul Mastrolia to present the Resolution 12, that was tabled from the April 24<sup>th</sup> Landbank Meeting.

**RESOLUTION 12, SERIES 2014**

3831 Hale Avenue

044F-0039

PVA Value: \$4,100.00

Sale Price: \$1.00

This property is requested the second and final winner in the temporary/interim use category of the Lots of Possibility competition. Resolution # 12 was tabled at the last meeting due to *The West Louisville Women's Coalition, LLC* requesting to change from temporary to permanent status. As a result of this change the subject parcel will be conveyed to the entity for \$1.00 rather than leased.

Artist Ramona Lindsey is leading the project is known as the “*Meditation Labyrinth*”. The project is described as an intergenerational open space for art and creativity. An artistic walking path will be constructed with clay pavers and chalkboard walls made from recycled materials. As above, Ms. Lindsey will also receive a \$15,000.00 stipend from the Mayor’s Innovation Delivery Team to partially finance the project. This property has been Landbank owned since 1999.

**DISCUSSION OF RESOLUTION 12, SERIES 2014**

Bill Schreck made the note that since the project is for interim use the money awarded from the Innovation Delivery Team is \$4,000.00 and not \$15,000.00. Ishmon Burks asked how the project will be sustained over time. Elmer Allen with The West Louisville Women’s Coalition replied that she plans to involve the entire community; including the churches through volunteer s. Bill Schreck added that from a previous presentation the organization has already secured some additional money for construction and maintenance.

Bill Schreck asked for a motion. Franklin Jones made a motion to approve Resolution 12, Series 2014. Ishmon Burks seconded the motion. Resolution 12 was approved unanimously.

**RESOLUTION 13, SERIES 2014**

<u>542 Louis Coleman, Jr. Drive</u>	<u>007J-0136</u>
<u>PVA Value: \$1,270.00</u>	<u>Sale Price: \$1.00</u>

*New Ransom Way of the Cross Temple*, a North Carolina Corporation, is requesting the subject property under the side-yard classification. The subject property is the rear lot to the primary parcel at 3401 River Park Drive in the Shawnee Neighborhood. Conveying the subject property will extend the church property to the service alley. Staff considers this a “highest and best use” as the property has no utility as a stand-alone parcel due to its dimensions, location and size. The subject property has been owned by the Landbank since 1993, a total of 21 years.

**DISCUSSION OF RESOLUTION 13, SERIES 2014**

Bill Schreck asked if New Ransom was also rehabbing the place at 3401 River Park. Paul Mastrolia replied they are currently rehabbing after recently taking title to that property with the help of Louisville Metro clearing some title issues. Bill Schreck asked for a motion. Ishmon Burks made a motion to approve Resolution 14. Franklin Jones seconded the motion. Resolution 14 was approved unanimously.

**RESOLUTION 14, SERIES 2014**

<u>1738-40 Hale Avenue</u>	<u>037F-0028</u>
<u>PVA Value: \$24,640</u>	<u>One Year Option to Purchase</u>

<u>1742 Hale Avenue</u>	<u>037F-0193</u>
<u>PVA Value: \$760.00</u>	<u>One Year Option to Purchase</u>

*House of Hope Kentucky* is a proven partner of both the Landbank and Louisville Metro with a distinguished track record of developing special needs housing. Executive Director Tangy Hunter is requesting an option to purchase the two above properties. *House of Hope* is located directly across the alley from the subject site along with *Apartments of Hope*, the second phase to the original *House of Hope* project located in the California neighborhood.

1738-40 Hale Avenue is a duplex taken in donation last February and 1742 Hale Avenue is the small adjacent vacant lot, 18.5' x 110'. The Landbank has owned the vacant lot since 1994. If successful in its request *House of Hope* will demolish the structure and consolidate both parcels into one building site. The developer plans to construct three 3-BR townhouses on the site to provide permanent, affordable housing for graduates of its recovery program allowing them to reunite with their families. The total estimated investment is \$375,000.00. The developer has made application for CSR's Affordable Housing Development Program to finance this project.

#### **DISCUSSION OF RESOLUTION 14**

Bill Schreck asked when the structure will be demolished. Mrs. Hughes replied as soon they are able to secure the site; everything is pending on funding. Bill Schreck asked if the organization have the funding to demolish right now or do you need money for the entire project including the demolition? Mrs. Hughes replied they need funding for the entire project. Franklin Jones how far along is they from acquiring those funds. Mrs. Hughes replied they are in process of submitting the application with Louisville Metro and the deadline for submission is June 30, 2014.

Jeana Dunlap clarified that Mrs. Hughes is requesting an option to purchase not an outright change in title. Mrs. Hughes is submitting an application to the Community Services and Revitalization department for funds from the Affordable Housing Development Program. Ms. Dunlap continued by adding the deadline for submission is June 30, 2014 and because it is competitive funding it will take at least four months before Mrs. Hughes will know definitely that she will be receiving a financial reward. Franklin Jones asked if the organization will be fully committed to this project should they receive funding. Ms. Hughes replied they are fully committed and added that this project would be the third project they have completed with Louisville Metro Housing. Ishmon Burks asked what the other projects were located. Paul Mastrolia replied the other two projects are within the same block. Bill Schreck asked if Metro would be responsible for the maintenance of the property during the time of the option. Jeana Dunlap replied that she was working with Paul Whitty (County Attorney) on including maintenance requirements in the option to purchase. Bill Schreck asked if the maintenance include insurance. Joann Burks replied that an option to purchase is an insurable interest that also has a specific price. Jeana Dunlap asked if the price had to be a certain percentage of the potential sales price. JoAnn replied that it can be, but it usually is not. Franklin Jones asked the price of the option. Paul Mastrolia replied \$1.00. Bill Schreck asked if that price was in accordance with the current price policy. Jeana Dunlap replied that the price to purchase a property that as a structure is the assessed value of the land, however the price policy has an exception for projects that are financed by Metro Government, which will make the sell price \$1.00. Bill Schreck asked if the option would include a first right of refusal. JoAnn Burke replied yes, it could. Bill Schreck listed that he was concerned that there is not any funding in place, the vacant structure is just sitting there and there is no guarantee that after the year option any work will be done. Bill Schreck asked Ms. Hughes if she had a backup plan if she does not receive funds from Metro. Ms Hughes replied no, but she would possibly still be interested in

purchasing the property. Bill Schreck commented that maybe they should offer Ms. Hughes a right of refusal instead of an option to purchase. Franklin Jones explained that the option to purchase allows the owner up to one year to purchase the property and the right of refusal allows the Landbank to accept a better offer. Ms. Hughes replied that she is asking for the option. Franklin Jones asked Ms. Hughes how she would feel if the board adopted the right of refusal instead of the option. Ms. Hughes replied she would be disappointed because she is asking for the option, but she would be willing to go along with it, if that is what it would take. Jeana Dunlap asked Paul Mastrolia and Joshua Watkins if there had been any other formal offers on the properties in question. Paul replied there have been inquiries, but no formal offers. Jeana Dunlap added that in order for an applicant to receive funding from the Affordable Housing Development Program they need to be able to show they have site control. Ms. Dunlap noted that if the board does not make a decision today, there would not be enough time for Ms. Hughes to gain site control before the June 30, 2014 deadline. Bill Schreck asked if Ms. Hughes could still apply for the funds without site control. Jeana Dunlap replied she could apply, but she will not receive the points in the area of site control. Bill Schreck asked if first right of refusal would meet the standard of site control. Jeana replied that they could work with that, but she is not convinced Ms. Hughes is willing to go along with a first right of refusal. JoAnn Burke suggested making the option to purchase 6 months rather than 12 months to get through the application process.

Franklin Jones made a motion to approve Resolution 14, but amend it to a six month option to purchase time period and the buyer will need to maintain the property by cutting and cleaning. Ms. Hughes commented that there is a neighbor that has a key to the property and she would like to have the locks changed, since she will be responsible for the upkeep and maintenance. Ishmon Burks seconded the motion; the amended motion was approved unanimously.

#### **RESOLUTION 15, SERIES 2014**

4518 Brewster Avenue  
PVA Value: \$83,040.00

043B-0007  
Sale Price: \$1.00

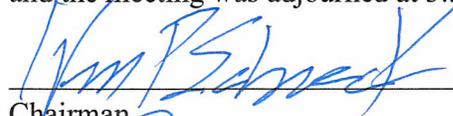
The property for this resolution is requested by the *Fuller Center for Housing of Louisville, KY, Inc. (TFC)* to be used in their 2014 Millard Fuller National Legacy Build Project. *TFC* has a goal to rehabilitate of up to 10 single family homes in 2014. Should this resolution be approved the subject property will be the 5<sup>th</sup> house provided by the Landbank and the 7<sup>th</sup> slated for completion this year. Two houses are completed and occupied and the other two are nearing completion. Mr. Steve Marilla of *TFC* estimates that on average \$60,000.00 is being invested into each house. Louisville Metro was chosen as the site for this year's Legacy Build as only one city per year receives this honor.

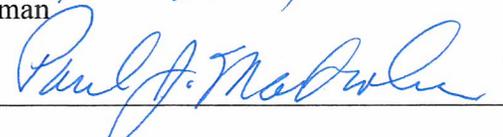
All houses conveyed to *TFC* were recently taken in donation at no direct cost to Louisville Metro and quickly turning them over to a highly competent developer eliminated high maintenance costs and other burdens of ownership. The Legacy Build is receiving partial financing from the Metro Louisville Affordable Housing Trust Fund, the Federal Home Loan Bank of Cincinnati and private donations.

**DISCUSSION OF RESOLUTION 15**

There was not any additional discussion for resolution 15. Ishmon Burks made a motion to approve Resolution 15. Franklin Jones seconded, the motion was approved unanimously.

Bill Schreck asked if there were any other items on the agenda, hearing none, he requested motion to adjourn the meeting. Franklin Jones made motion to adjourn, Ishmon Burks seconded, and the meeting was adjourned at 3:39 p.m.

  
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Chairman

  
\_\_\_\_\_  
Staff

  
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Date